

LEASEHOLD



Apartment (EPC Rating: B)

RICKMANSWORTH ROAD, WATFORD,  
WD18 7ED

£335,000

# 2 Bedroom Apartment located in Watford

A purpose built two bedroom, two bathroom apartment in excellent condition throughout. Ideally located a short walk from Watford Grammar School for Boys, the Metropolitan Line Station as well as Watford Junction Station and the town centre. Offered for sale with a long lease of 104 years remaining.

Warren Anthony are delighted to offer for sale a spacious two bedroom apartment on the first floor, beautifully presented throughout. Nestled within an exclusive development of just eleven flats and close to a variety of amenities including Watford Grammar School For Boys, Watford Metropolitan Station and a short walk into the town centre.

This property would make an ideal investment opportunity or a first time buyers purchase on the property ladder.

The secure entrance door with intercom access gives access to the entrance hallway with stairs leading to both upper floors.

Our apartment is on the first floor. From the front door leading to spacious hallway with doors leading to the kitchen, bathroom, both bedrooms, reception, storage cupboard and airing cupboard with boiler.

The kitchen is fitted with beech effect wall and base units, rolltop work surfaces, 1.5 bowl stainless steel sink and drainer unit with mixer tap, the splashback walls are part-tiled, the low level integrated oven with inset gas hob and extractor fan and space for upright fridge freezer.

The main bathroom suite comprises of a white suite with WC, wash basin, panel enclosed bath with shower attachment, large tiles to the walls and floor with radiator and extractor fan.

The master bedroom is a generously sized double with radiator, good quality laminate to floor, plenty of room for freestanding furniture overlooking the attractive communal grounds. Access to a lovely ensuite consisting of a shower with bi-fold doors, large tiles to the wall and the floor with radiator and extractor fan.

The second bedroom is also a good sized double also of rear aspect, with laminate to floor, pendant lighting and plenty of room for furniture.

The lounge/diner is extremely spacious with radiator, laminate wood flooring, with juliet balcony overlooking the communal gardens to the rear.

Benefitting from gas central heating, double glazing and comes with an allocated parking space plus the block has access to three visitors parking spaces.

## LEASE DETAILS

Lease: 125 years from 29th September 2004

Lease Remaining: 104 years remaining

Ground Rent: £175 per annum

Service Charge: £1,900 per annum

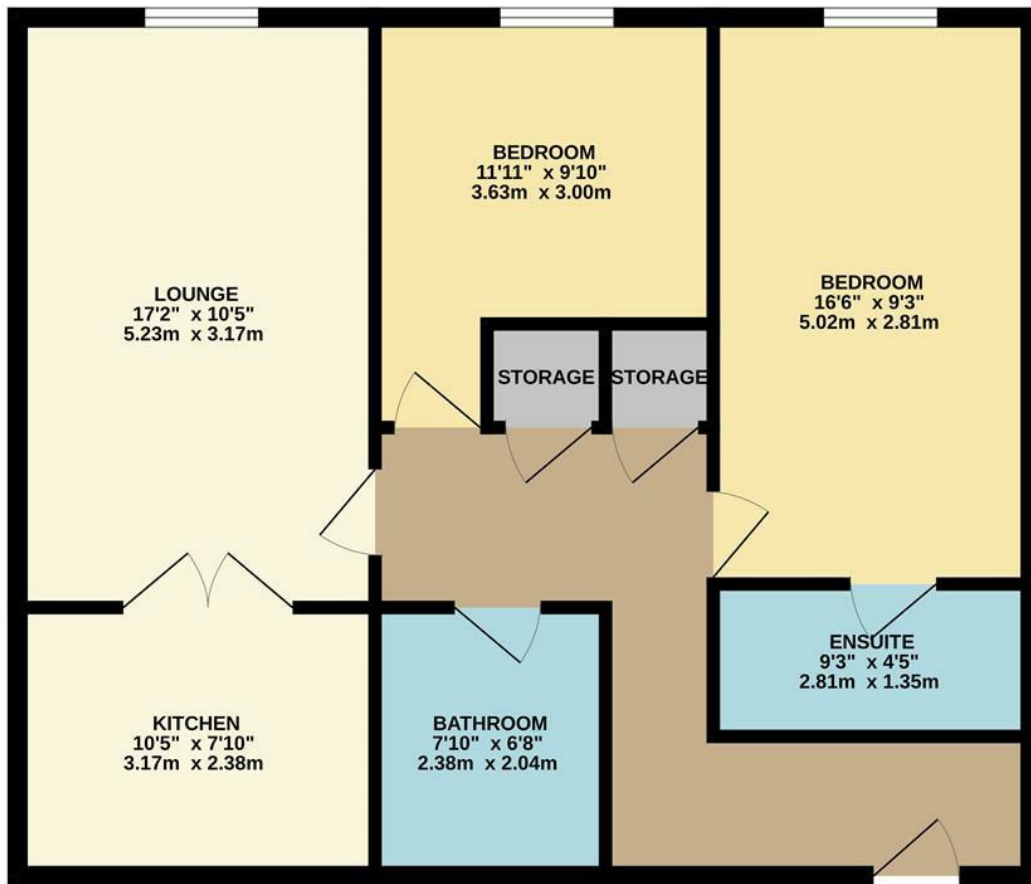
The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

LOCAL AUTHORITY : Watford Rivers District Council — Council Tax Band



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



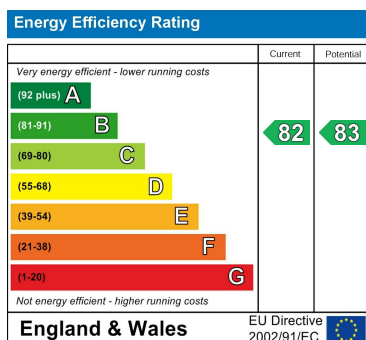
TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the